



MINUTES

Bob Roos
Bruce Gibson
Penny Rappa
Eugene Mehlschau
Sarah Christie

San Luis Obispo County Planning Commission

MEETING DATE: WEDNESDAY, AUGUST 10, 2005 (1:30 – 8:48 p.m.)

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins: 1:30.
Dinner Recess: 5:00 - 6:30 p.m.

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PRESENT: Commissioners Bruce Gibson, Gene Mehlschau, Sarah Christie, Penny Rappa, and Chairman Bob Roos

ABSENT: None

STAFF: Pat Beck
John Euphrat, staff
Martha Neder, staff
John Hofschroer, staff

OTHERS: Tim McNulty, County Counsel

The meeting is called to order by Chairperson Bob Roos.

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of August 10, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

Speaker	Note
Meeting called to order	
Public Comment Period	No one coming forward.

Martha Neder, staff	Recaps past meeting results, gives website address where document can be viewed, www.sloplanning.org . Discusses letters that have been received since the last meeting. Replacement pages are available for Chapters 3, 4, 5 and 6. Replacement pages for earlier chapters are on the website.
Commissioners	Discuss sequence of events for today's meeting and future meetings, and how to handle comments made after the meetings at which those chapters were discussed.
Will Washburn	Lives in Santa Maria, owns a home in Cambria. States they have paid taxes on their Cambria property. States some Cambrians do not wish new residents, though they wish to maintain their present lifestyle. States his comments are based on the 1% growth limit for Cambria. Wonders why a different limit is necessary for Cambria than for the rest of the county.
James Ensley	States he and his wife have made emotional and financial investment in their Cambria property. Gives history. Disagrees with the moratorium and the 1% growth rate. States 2.3% has worked for many years. Requests "tough" consideration. States he has worked closely with CCSD and the county should give special attention to CCSD. States he is postponing his decision as to whether to buy the lot next door or not.
David Johnson	Cambria. Thanks the Commission for the session today. States many people consider this plan the "make or break" as to whether they can live in Cambria. States CCSD's stance is well known and their decisions often challenged. States when the Planning Commission and Board of Supervisors apply different rules to Cambria than regulate the rest of the county it becomes difficult to prevail in court. Requests fairness to all.
Bob Eckert	Cambria. States he wishes Cambria to have the same growth rate as the rest of the county. Gives background of his own property, on which he has been unable to build. States CCSD has not had a water master plan for 20 years, and he does not understand how that can be.
Linda Johnson	Cambria. States she has read the plan, and feels many people are not represented. States a trust fund for future building permits exists, but the 350 owners who have made deposits are not mentioned in the plan, though they participate in fire suppression plans, as well as others. States they have no voting rights for CCSD or the Board of Supervisors, and it seems these people are not represented. Asks this Commission to consider their needs.
Wayne Ryder	States he has not been at previous meetings. Discusses a letter he submits. States the 1% growth rate is based on Cambria's limited services. Discusses the seawater desalination plant. States the 1% growth rate recommended by staff should remain effective until the desal plant is built. Then the Board of Supervisors should set the rate after that.
Kathy Eckert	Discusses their participation in the community. Questions how the true number of buildable lots in Cambria can be known. States there are many retired people in Cambria on fixed incomes, and a bond measure of that magnitude may not be possible. States she and her husband have waited 12 years for solution, and others have waited longer. The 1% growth rate is too low, and it should be 2.3%.
Commissioners	Discuss 1% growth rate, Coastal Commission recommendations, resource management.
Martha Neder, staff	Begins discussion of Chapter 3. States there are changes to page 3-14, and reads same.

Public Testimony	
Harry McLachan	Property owner since 1991. States a single plan that can be endorsed by both CCSD and the county is needed. Chapter 3 also gives a lengthy discussion of water supply, but the opinions expressed are outdated. States CCSD is almost ready to adopt their water master plan, which will detail water delivery for many years. A ballot measure for lot reduction should be replaced by a lot reduction plan determined by CCSD. Future studies of water use for new development should require reclaimed water for landscapes.
Joy Fitzhugh, SLO Co Farm Bureau	Distributes a letter. Discusses page 3-11, and what she wishes inserted. What happens to water use and supply in Cambria affects the outlying areas, and each insert reflects request for inserting "and surrounding areas" and "or the safe yield of all water sources." Gives reasons.
Linda Johnson	States in Chapter 3, lot reduction and consolidation is discussed. Over 80% of the residents are retired and on a fixed income. It is uncertain whether those who wish to participate in the lot reduction may be unable to do so. The idea is good, but requires a good foundation. The number of units required to be retired needs to be known. Maintenance of the open spaces is not addressed, and she wonders who will pay for the maintenance. Discusses the county's ability to identify lots that can be consolidated, and states each lot should not be viewed individually, because by itself, it may not be buildable.
Jim Hensley	States he would like to merge his two lots. States CCSD has worked with lot owners in the area to come up with good solutions, and the county should look at their water master plan. Wonders how a plan for the next 20 years can be described as "not set in stone" once the decision has been made to adopt it.
Commissioner Gibson	Has reviewed the video of June 23, July 14 and was in attendance on July 28, 2005, so he will be able to participate in actions today.
John Euphrat, staff	States it is true, as stated by Commissioner Gibson, that there is no sunset clause at 20 years for this plan.
Commissioners and staff	Discuss resource management system, water monitoring, services required in a community, growth rate cap, estimates of future build-out, balanced relationships. Discussion takes place regarding language to be retained and removed in Chapter 3. Agreement to move last paragraph on page 3-2 to be second paragraph on page 3-1. Page 3-4 find correct name for "County Hospital" and insert on page 3-4. Resource Capacity severity levels are discussed, with staff providing background. This would not be codifying the RMS into the LCP. It is an advisory system to provide information to the Board of Supervisors, and is county-wide, not just Coastal. Title 26 of the County Code contains the Resource Management System. Further discussion takes place regarding actions required in the case a Severity Level III is determined, whether mandatory actions come out of the RMS.
Pat Beck, Assistant Planning Director	Discusses the Level of Severity statements, solutions, identification of a particular level of severity and the process that takes place when such is made. States in Cambria the service provider indicated growth needed to be slower, and the county responded. Discusses how the level of severity is determined, and that the text is the same as in the county-wide system.

Commissioners and staff	Continue discussion of levels of severity and RMS, periodic review, Coastal Commission participation, that good planning and sustainable resources are necessary and included in this plan. No changes made to C., page 3-5. Table 3-1 will be updated.
Bob Gressens, CCSD	Discusses page 3-9, stating they had recommended striking the language shown as double-underlined on replacement page 3-9. Explains how seasonal rainfall impact demand management. States 1988 was the high pumping year, and they are below that now. Last year a surcharge was in place.
Commissioners and Bob Gressens	Discuss how much water can be pumped, permits being bisected between summer and winter demands. Future connections are controlled until the desalination plant is on line. States the previous language suggested that the amount of water available is less than the legal entitlement, and that language is misleading. 3 Commissioners agree the language proposed by staff for page 3-9 should be retained.
Commissioners and staff	Discuss page 3-10, and decide to address that page later today. Page 3-11 is a replacement page, and staff discusses how the numbers in the table were arrived at. Friends of the Ranchlands issues are discussed, regarding safe annual yield figure of 1244 for Arroyo de la Cruz. Table 3-2 with notes is deleted, replacement page last paragraph to be retained.
Bob Gressens, CCSD	Comments on impacting the water basin.
Commissioners and staff	Discuss coordinated resource management program, page 3-12. Consensus to delete first complete paragraph page 3-12. Language is added for page 3-14, Solid Waste Disposal, and "red-legged frog" is added to the list of species under 4. Drainage.
Commissioners and staff	Discuss additional language for Fire Protection paragraph at the top of page 3-16. The parenthetical sentence at the end of the paragraph is struck. Page 3-17 Schools paragraph requires rewording, which will be developed by staff. Include on page 3-9 Moonstone Beach wheelchair accessible. Paragraph 2 under 11. Recreation, add language regarding California Coastal Trail to end of paragraph 1, page 3-19. Page 3-19 Roads/Circulation, regarding safe crossing for Hwy 1, use Farm Bureau's language regarding surrounding areas. Page 3-20, replace first two paragraphs with revised, updated language. Add "Callender-Garrett" to Table 3-4 following "Ralcoa Way."
Bob Gressens, CCSD	States CCSD has been pursuing their water master plan, and documents are available on their website. First, Fire Protection / Global Water System Report; Recycled Water Report; Long-Term Supply Report. Discusses each. Provides some background, states it is still in draft form, and must complete the CEQA process. Build-out as it relates to the Local Coastal Program is being worked on now, with 4650 residential connections being seen for the period following the desal plant going on-line. Build-out reduction studies will include recommendations. The EIR will address long-term impacts.
Commissioners, Mr. Gressens and staff	Discuss the 1998 study and the water budget. Studies of the groundwater basin were done. Final build-out reduction plans, and appendix to the EIR will be done by fall 2005. The CCSD and the County have different goals and their needs for reports and analysis are not the same. The water master plan is a draft document that is adequate for the county's use at this time. Build-out numbers are discussed in detail. A build-out reduction study would have to be completed in order to know what will happen to the people who are not within the CCSD boundaries, and who are also not within the 4650 build-out numbers.

Greg Sanders, CCSD Board of Directors President	States the assumption with the 4,650 build-out number is there are insufficient resources to support a higher number. Elaborates.
Commissioners	Discuss whether the number of residential hook-ups rather than total acre-feet of water supply are appropriate focus, with staff responding.
Martha Neder, staff	States the county has used the CCSD figure, which is seen as a reasonable estimation of the number of hook-ups that can be provided considering the resources available.
Commissioners and staff	Discuss the number of hook-ups in detail, that the county cannot see that as a cap on the number of future permits for the future. The county has estimated possibly 4975 hook-ups at build-out.
Greg Sanders, President, CCSD	States additional time is necessary to provide information about how these numbers were arrived at.
Commissioner Roos and Mr. Sanders	Requests Mr. Sanders elaborate, with Mr. Sanders responding that CEQA requires mitigation for growth inducing projects. States the streets in Cambria are inadequate and must be taken into account, also due to growth inducing. Facilitation of growth is not appropriate for a Statement of Overriding Considerations. A plan will be developed for those lots not included in the services line nor the 4650-number, such that the owners will not be "left out in the cold."
Further discussion takes place	Among Commissioners and Mr. Sanders.
Commissioners and staff	Change on page 3-25 to insert "using non-potable water for" following "such as" in last line of paragraph 2.
Bob Gressens, CCSD	States the report referred to on page 3-26 was based on the number of units at the time. Two reliability factors were looked at. The LCP may be based on 95% reliability, rather than 90% reliability. Discusses reasons for declaring the Water Code 350 emergency in late 2001 and declaring a moratorium.
Martha Neder, staff	Suggests revision to page 3-26, with Commissioners agreeing to her change.
Commissioners, staff, CCSD reps	Agree to change "360" to "370" on page 3-29, first paragraph.
Greg Sanders, President, CCSD Board of Directors	The CCSD has no intention of backing off low water use requirements such as low-flow faucets, etc. Discusses his personal approach to saving water. States that following the start-up of the desalination plant, residents will be able to wash cars during the summer which is not feasible presently. Gives other examples.
Commissioners and staff	Change on page. 3-32 ("disposal" only); delete last sentence of third complete paragraph. Add "non-potable" following "Reuse of" in second line of top paragraph; correct typo "sine" should be "since" in next to last line on page 3-33; Page 3-34 correct reference to "Parks & Rec" and "PROS Commission."
Greg Sanders	Discusses trail through Fern Canyon. Every lot in the area isn't already owned by

CCSD President of the Board	CCSD but they are working on it. They would like this included in this plan. Credits the Land Conservancy of SLO County for their work in Cambria. Page 3-35, add language re CCSD acquisitions and programs. Page 3-41 add to paragraph 2. at bottom.
Greg Sanders, President, CCSD Board	Discuss changes in paragraph 10. under Cambria Programs on page 3-43.
Bob Gresens, CCSD	States CCSD shares responsibility with
Commissioner Christie	Reads language for 3-41 for a new number 3: "Establish a coordinated resource management program to promote watershed management including resource identification and water quality monitoring and to address the competing rural and urban uses in the North Coast groundwater basin." Page 3-43 to have number 12 added to read Fern Canyon.
MOTION	Thereafter, on motion by Commissioner Mehlschau, seconded by Commissioner Gibson, and carried unanimously, to recommend to the Board of Supervisors adoption of Chapter 3 as agreed upon with noted changes and additions.
Dinner break	
Re-convene	
Marha Neder, staff	Introduces Chapter 4
PUBLIC COMMENT	
Harry McLachlan	Discusses Page 4-12, Lodge Hill area and addresses page 4-17, paragraph 5.
Joy Fitzhugh, SLO County Farm Bureau	Addresses Page 4-14 "Agriculture". Requests the words "hobby farms" be deleted and replaced with the words "continued culture"
James Ensley	Resident of West Lodge Hill addressing Page 4-12
Ron Soar	Cambria resident, addresses Page 4-10 "Lodge Hill". States concerns for the development and consistency of development of units.
David Johnson	Cambria resident. Disagrees with CCSD's president's discussion regarding water contracts. Does not believe Dave Sanders was correct. Addresses Page 4-17, Number 5 "Lot Consolidation and Retirement Program". Addresses Chapter 3, Page 3-26. Questions the lack of building
Jerri Farrell	Addresses concerns regarding traffic.
Martha Neder, staff	Addresses concerns regarding the 320 people waiting for water project.
Commissioners & staff	Discuss page 4-6 and delete the last two sentences, page 4-7, third line, sentence starting with "Access", change. page 4-9, third paragraph typo to "Ocean Pines", and East West Ranch language addition and sentence addition.
Commissioners	Discuss page 4-10 referring to "Cambria - Main Street" Discussion continues regarding

& staff	mobile home parks, land use categories Office/Professional, and, currently zoned Residential Multi family.
Commissioner Gibson	Would like this flagged and left as is. Consensus is to flag and return to the subject at a later time.
Commissioners	Discuss land use category change on page 4-10. "Residential Multi-Family" (RMF) category discussed
John Euphrat, staff	Clarifies site constraints on RMF lots referring to page 4-10.
Commissioners & staff	Discuss zoning in the Residential Single Family LUO. Page 4-10 "Lodge Hill" language change discussed. Page 4-11 "Tract 226" discussed as having received letters requesting this to be changed to "Open Space" category. Discussion on a specific plan that might apply brought up.
Chairman Roos	Questions E.I.R.
John Hoffschoer, staff and Commissioners.	Clarifies buildout survey, double lots, tree removal, site destruction due to building, and ornamental forests discussed as forest management. Discusses page 4-13 "Happy Hill". Requests clarification regarding non-conforming lots with staff responding. On page 4-14, "Public Facilities" is changed to update school name. On page 4-15 more recent information is requested to be included under "Commercial Retail" to conform to 2005's standards. Refers to page 4-17 and clarifies TDC ordinance. Number 4 "Cambria Land Conservancy" is deleted from Page 4-17. Discuss page 4-18, and park sites.
MOTION	Thereafter on motion by Commissioner Mehschau, seconded by Commissioner Gibson, and carried to recommend to Board of Supervisors adoption of Chapter 4 as agreed upon with noted changes and additions.
Chapter 5	
Martha Neder, staff	Introduces Chapter 5 - "Circulation Element".
Harry McLachlan	Comments on Table 5-2 expected buildout and traffic concerns discussed. Page 5-3 road improvements, concerns with current impact fees and Financing Needed Improvements. Cites concerns with Page 5-17.
Joy Fitzhugh, SLO Farm Bureau	Cites page 5-9 suggested addition relating to a bike/pedestrian path. Cites support of Page 5-11 and 5-15.
Wayne Parrick	Officer of United Lot Owners of Cambria. Discusses county wait list.
Ron Sueiera	Discusses senior disabled van transportation. Cites numbers of trips missing from trip reduction discussion.
Commissioners	Discuss page 5-3, "Roads" and suggests Highway 1 should be described as a "Scenic Highway" designation due to specific implications such as granting.
Richard Marshall, Public Works	Discusses updating plan for circulation issues in rural vs. urban areas.

Commissioners	Discuss page 5-3, delete 2. B. "golf courses", on page 5-4, 4. C. add word "feasible".
John Hoffschroer, staff	Discusses page 5-7 and buildout being brought down to 6000.
Chairman Roos, Commissioners and staff.	Requests clarification regarding page 5-7, new table 5-2 as to why Main Street and Burton Drive are not included, with staff responding.
Chairman Roos	Requests clarification on page 5-8 regarding "Jitney / Bus service. Would like inclusion of "Senior Disabled van".
Richard Marshall, Public Works	Suggests updating page 5-8, last paragraph to read "The Regional Transit Authority....".
Commissioners	Discuss page 5-9 and 5-10. Page 5-11 paragraph 3.
John Hoffschroer, staff	Discusses combining designations, delaying discussion till Chapter 6, and page 5-13, delete "Airport".
Commissioners	Page 5-15 add "Coast Trail", page 5-16 number 7 language addition/change to "Pedestrian Travel".
Richard Marshall, Public Works	Page 5-17, number 2. Suggests simplifying this paragraph.
Commissioners and staff	Discuss Page 5-17, number 7, Dial a Ride program, and questions if there is an existing "Dial a Ride" with staff responding.
Commissioners & staff	Discuss priorities on pages 5-19 & 20. Would like language consistent with Table 5-3.
MOTION	Thereafter on motion by Commissioner Mehschau, seconded by Commissioner Gibson, and carried to recommend to Board of Supervisors adoption of Chapter 5 as agreed upon with noted changes and additions.
Adjourned	

Respectfully Submitted,
 Ramona Hedges
 Planning Commission Secretary Pro Tem